

2016 APPROVED OPERATING BUDGET

64K - Greenlawn Townhomes

2019 Roof Replacement

20 Units

\$263.55	2016 Approved Cost Per month
\$263.55	2015 Monthly Assessments
(\$0.00)	Projected Increase/(Decrease) per Month

REVENUES	2016 Approved	2015 Projected Year End	2015 Budget	Difference
Assessments	63,251.59	63,252.97	63,252.59	(1.00)
TOTAL REVENUES	63,251.59	63,252.97	63,252.59	(1.00)

EXPENSES					Monthly Per Unit Cost	NOTES
Account	General & Administrative					
6505	Legal	120.00	0.00	120.00	0.00	0.50
6514	Administrative Fee	4,080.00	4,080.00	4,080.00	0.00	17.00
6525	Misc. Administrative	72.00	66.00	72.00	0.00	0.30
	Bad Debt	1,250.00	0.00	1,543.00	(293.00)	5.21 One Owner
	Total	5,522.00	4,146.00	5,815.00	(293.00)	23.01
Account	Repairs & Maintenance					
6603	General Maintenance	750.00	650.00	750.00	0.00	3.13
66030002	Pressure Washing	4,975.00	7,900.00	4,975.00	0.00	20.73
66030003	Gutter Cleaning	1,000.00	1,000.00	1,000.00	0.00	4.17
6607	Landscape Maintenance	14,717.59	14,717.59	14,717.59	0.00	61.32
66070001	Irrigation & Landscape	1,800.00	1,800.00	1,800.00	0.00	7.50
6625	Termite	2,200.00	2,200.00	2,200.00	0.00	9.17 inspections only
66610011	Roof Repairs	1,500.00	1,000.00	1,500.00	0.00	6.25 2 roof repairs in 2015
	Total	26,942.59	29,267.59	26,942.59	0.00	112.26
Account	Utilities					
6663	Electricity (Irrigation)	338.00	327.00	338.00	0.00	1.41
6669	Water-Reclaimed (Irrigation)	2,149.00	1,787.00	2,149.00	0.00	8.95
	Total	2,487.00	2,114.00	2,487.00	0.00	10.36
Total Operating Expense		34,951.59	35,527.59	35,244.59	(293.00)	145.63
	Other Expenses					
	Replacement Reserves	28,300.00	28,008.00	28,008.00	292.00	117.92
GRAND TOTAL EXPENSES		63,251.59	63,535.59	63,252.59	(1.00)	263.55